



Dobella Avenue
Rawcliffe
DN14 8QX

£115,000

- Semi Detached House
- 2 Spacious Bedrooms
- En Suite & Fitted Robes
- G'flr WC & 4pc Bathroom
- Block Paved Drive
- Garage & Workshop/Office
- No Onward Chain
- EPC Rating D



91 Pasture Road **T. 01405 780 666**
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Registered in England No 8047217 Registered Office: Suite One,
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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Rawcliffe- Available with no onward chain, semi detached house in the popular village location of Rawcliffe which provides excellent access to the motorway network and well regarded local junior & secondary schools. Having majority DG windows, gas central heating, security system, block paved driveway, garage, workshop/office and front & rear gardens, the accommodation comprises: entrance lobby, lounge, dining/breakfast room with patio into garden, fitted kitchen with white high gloss units, groundfloor WC and lean-to sun room. To the first floor are 2 spacious bedrooms, both with substantial fitted wardrobes, en suite WC to master and bathroom with 4 piece suite to include shower cubicle.

GROUND FLOOR ACCOMMODATION

ENTRANCE Upvc front entrance door with double glazed opaque patterned insert leads into

ENTRANCE LOBBY Benefits from coving to the ceiling, cloak hanging, central heating radiator and stairs rising to first floor accommodation. Internal door leads into

LOUNGE 12' 9" x 14' 11 max" (3.89m x 4.55m) With featured timber Adam style fire surround and matching raised hearth housing real flame coal effect gas fire, coving to the ceiling, timber fireside display shelving with display shelves and storage, central heating radiator and timber framed double glazed window overlooking the front. Double doorway opens into

DINING/BREAKFAST ROOM 10' 4" x 8' 9" (3.15m x 2.67m) With coving to the ceiling, central heating radiator and full width Upvc double glazed patio doors opening out into rear garden. Sliding door leads into

KITCHEN 10' 4" x 6' 4 max" (3.15m x 1.93m) Benefits from a good range of modern white high gloss wall and base units with granite effect food preparation surfaces and co-ordinating ceramic splash back tiling, single bowl stainless steel sink, filter hood, plumbing for automatic washing machine, fully ceramic tiled walls, space and plumbing for slim line dish washer, Upvc double glazed window providing

views over the rear garden and secure door leads to the side.

LOBBY With internal doors leading off and good sized useful under stairs shelved storage cupboard.

GROUND FLOOR W.C. With white low level flush W.C., colour wash panelled walls and Upvc double glazed opaque window to the rear. Lobby leads into

SUN ROOM 14' 3" x 6' 1" (4.34m x 1.85m) With central heating radiator and twin wall mounted lights this lean to sun room extension provides views over the side and rear.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Enclosed turning staircase with double hand rail, coving to the ceiling and Upvc double glazed window to the side leads to landing with access to roof void, coving to the ceiling and internal doors leading off.

BEDROOM ONE 11' 3" x 13' 1 min" (3.43m x 3.99m) Good sized master bedroom benefits from fitted wardrobe with sliding doors providing both hanging rails and storage shelving, a good variety of additional fitted bedroom furniture to include, five drawer chest of drawers, six drawer dressing table and a further six storage drawers finished in cream and trimmed with oak effect with matching fitted

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headboard and illuminated bedside cupboards. Coving to the ceiling, central heating radiator and Upvc double glazed window to the front. Internal door leads into

EN SUITE 6' 9 max" x 5' 0" (2.06m x 1.52m) Useful en suite W.C. benefits from low level flush W.C., vanity wash hand basin with useful storage cupboard below and ceramic tiled splash backs with illuminated vanity mirror, electric shaver point, useful shelved storage, central heating radiator and Upvc double glazed window to the side.

BEDROOM TWO 12' 1" x 10' 1 max" (3.68m x 3.07m) With substantial fitted wardrobes covering one wall with sliding doors providing both hanging rails and storage shelving, coving to the ceiling, central heating radiator and timber framed window provides views over the rear garden.

HOUSE BATHROOM 8' 10" x 8' 0 max" (2.69m x 2.44m) Good sized house bathroom benefits from four piece suite comprising independent step in tiled shower cubicle with Gainsborough shower with marble effect splash backs, low level flush W.C., vanity wash hand basin set in double cupboard, panelled bath with coordinating splash back tiling and fitted Myra shower, double shelved storage cupboard also housing hot water cylinder, central heating radiator, coving to the ceiling and Upvc double glazed opaque window to the rear.

EXTERNAL

FRONT Mature well stocked lawned garden with a combination of brick and block perimeter wall with additional timber fencing and double wrought iron gates with matching pedestrian access gate. Leading to good sized block paved driveway with coniferous screen hedge to one side and step up to front door with storm porch and courtesy lighting. Substantial timber gate providing vehicular access and secure timber storage gate leading to additional block paved area and then leading onto sectional garage.

REAR To the rear is a fully enclosed mature lawned garden with outside lights and cold water supply. Sectional garage with double timber doors having the benefit of both power and light connected with a good variety of storage shelving. To the side of the garage is a personal access door, further door to the left leading to office/workshop, with windows to both side and front, fitted shelving and desk having the benefit of both power and light connected

TENURE The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

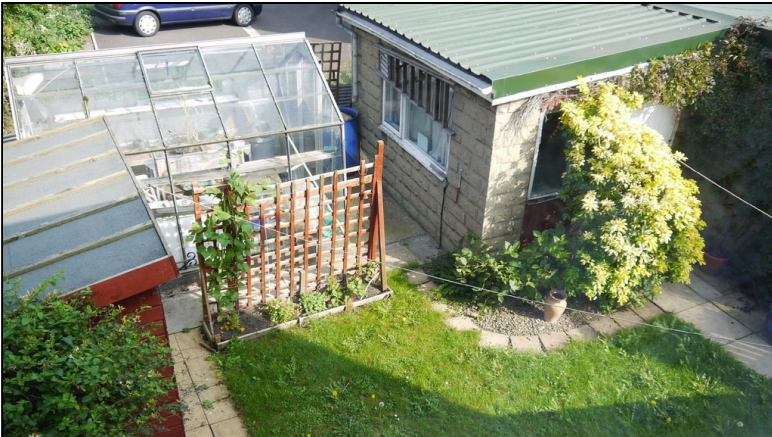
HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. At the end of the road turn left on to A614 / Airmyn Road. Pass through 3 roundabouts and turn left at the next roundabout, remaining on A614. Enter into the Village of Rawcliffe and turn left on to The Green. Bear left on to Station Road and turn right on to Dobella Avenue where the property is on the right hand side and can be easily identified by our Housesetc for sale board.

Council Tax: A



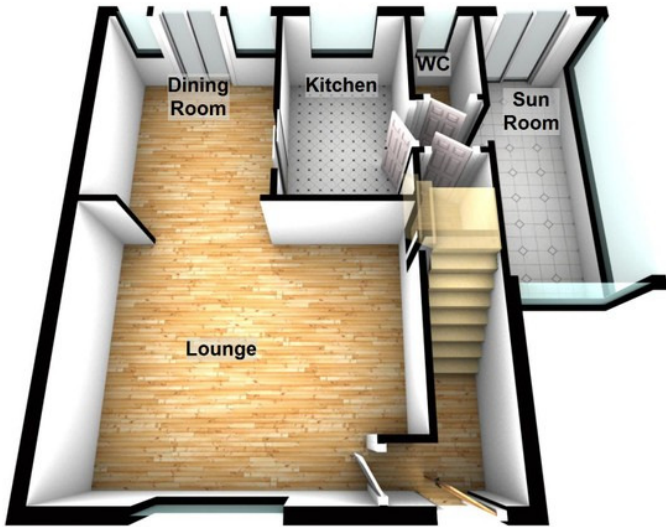


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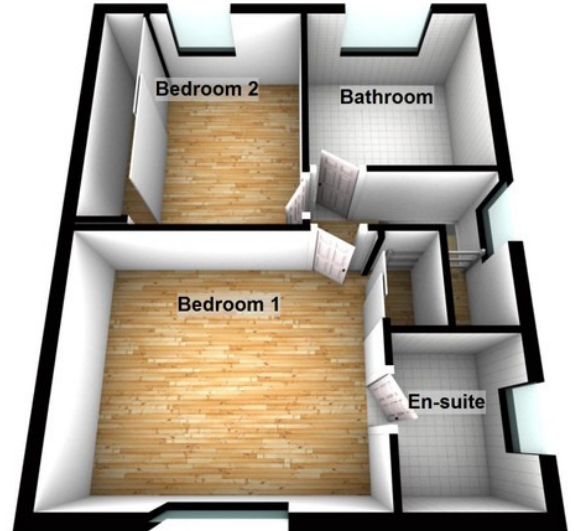
Ground Floor

Approx. 49.6 sq. metres (534.0 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



Total area: approx. 90.8 sq. metres (977.0 sq. feet)

